

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: T. Kobayashi & C. March/Flagler
Junction

Case #: 130-R-02

Date: October 16, 2002

Comments:

No Comments

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Division: Community Redevelopment Agency
(Community and Economic Development) **Member:** Brenda Kelley 828-4531
Helen Gray 828-5018

Project Name: Charles March / Flagler Junction **Case #:** 130-R-02
721 NE 4 Avenue

Date: 10/22/02

Comments:

Given that the above referenced project is located in the Northwest-Progresso-Flagler Heights CRA (NPF CRA) District, CRA comments are based on maintaining consistency with development goals and objectives established for the NPF CRA.

1. Provide copy of ordinance demonstrating alley vacation. Confirm status of underlying utility easement.
2. Indicate uses and locations of adjacent structures within a minimum 100' radius on site plan, including but not limited to, footprints, rooflines, and heights.
3. Address compatibility of an 11-story structure with adjacent 1-2 story structures.
4. Provide a minimum seven (7) foot wide public sidewalk along all public roadways.
5. Provide on-street parking and right-of-way improvements (lighting, curb and gutter, street furniture, landscaping, etc.). A minimum 5' easement is required to locate a 7' sidewalk adjacent to a 40' right-of-way. (Section drawing will be provided at review meeting).
6. Show right-of-way cross sections on elevation drawings.
7. Address public transit stop locations.
8. Cantilever canopy may not extend over public right-of-way. Show cantilever canopy on Site Plan as designated on West Elevation.
9. Is arched colonnade on East Elevation decorative only or is this wide enough to provide covered walking?

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10. Address view of rooftop parking from residential units above.
11. Provide more details as to building elevations and how those elevations relate to the street and pedestrian activity.
12. What is happening on parking garage elevation?
13. Show all building setbacks from right-of-way lines.
14. Channelize all driveways/roadways that are one-way or intersect with one-way driveways/roadways.
15. Where is trash dumpster location for 3-story units? For 11-story building?
16. Show all column locations for covered parking at 3-story units. Interior space columns may interfere with minimum parking space width.
17. Service and stairway doors cannot encroach/open into driveway.
18. How are you addressing buffering Building #720 on Lot 35?
19. Loading area adjacent to 3-story structure is too close to NE 4th Avenue for pedestrian compatibility.
20. Security gate north of 3-story structure is hidden from vehicles looking for entrance. Safety concerns for someone entering the driveway that doesn't have access to the gate and then required to back out. Discuss safety, relocate gate and/or demonstrate signage.
21. Show stacking at all proposed gates and discuss with engineering rep.
22. Discuss traffic flow in parking structure.
23. Do 2nd floor residential units along NE 7 Street have windows?

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24. Confirm setback dimensions.

25. Confirm open space calculations.

26. Drainage problems exist in this area – discuss drainage remedies with engineering rep.

Additional comments may be forthcoming.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: T. Kobayashi & C. March/
Flagler Junction

Case #: 130-R-02

Date: 10/22/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. All materials, landscaping, curb and gutter, drainage facilities, etc. proposed in N.E. 3 Avenue shall require an Engineering Permit from the Broward County Engineering Division.
3. All engineering infrastructure proposed in N.E. 7th Street or N.E. 4 Avenue shall require a City Engineering permit. The applicant is advised to obtain the services of a Florida Licensed Professional Engineer to complete design of the paving, drainage, and grading plan, Water and Sewer Plan, and associated calculations and details and specifications, as applicable, prior to requesting final DRC authorization.
4. The engineer shall review water and wastewater demands with City's Engineering Design Manager responsible for utilities adequacy, Maurice Tobon, P.E. A letter shall be prepared indicating adequate capacity to serve this project prior to requesting agency applications to be signed.
5. The engineer is directed to satisfy those minimum standards for review for the Notice of Intent (FAC 62-621.300(4)(b) reviews per FDEP criteria. This review is required for sites of 1 acre or larger which have the potential for discharge of sediments to

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surrounding surface waters or drainage systems thereby discharging indirectly to those surface waters identified in the administrative code.

6. The survey indicates there is an alley reservation on this property which appears to interfere with the proposed building footprint. This alley must be vacated prior to consideration for approval of the proposed site plan. A complete review of the requirements for this alley shall be performed prior to approval of this site plan as proposed.
7. The loading area shown in the middle driveway through the project has insufficient stacking. A twenty-two (22) foot stacking distance will be required (minimum) for vehicular movements into this driveway to avoid adverse impacts to circulation on N.E. 4 Avenue.
8. The pull off area adjacent to the driveway in the middle of the project on N.E. 7 Street conflicts with safe sight distance for approach to N.E. 7 Street. This pull off area should be deleted.
9. The trees proposed along N.E. 7 Street appear to conflict with the required safe sight distance for the approach to N.E. 7 Street. The first tree at a minimum should be removed in both directions for visibility.
10. Additional pavement markings and signs are required at egress points. Please provide a stop sign and bar at each point of egress, four (4) feet behind sidewalk for satisfaction of FDOT Design standards, and indicate the appropriate indexes for signs.
11. The egress to N.E. 3 Avenue from the loading spaces in the middle of the project is located too close to the property line to sufficiently control sight distance obstructions from the neighboring property to the south. This driveway shall be located a minimum of distance to provide a safe sight distance as governed by FDOT Manual of Minimum Design Standards for Design (Green Book). This would consist of detailing sufficiently any obstructions to view on the neighboring property together with location of the driveway a minimum of 10 ft. from the south property line. Should there be sufficient interference with sight distance with a 10 ft. separation then additional separation will be necessary.

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12. It appears that this site will generate in excess of 1,000 trips without consideration of the health club. The health club traffic generation is difficult to determine due to the lack of information on whether it will be for residents of the site only, or open to the public.
13. The applicant shall consult with a professional traffic engineer to calculate the daily trips anticipated from this site. If this calculation (taking into consideration any existing trips on the parcel(s) for a net daily trip count) results in an additional 1,000 trips being placed on the streets per day, a traffic impact analysis shall be required. Staff shall coordinate a methodology meeting with applicant's consultant to formulate the scope of the traffic study and offer direction on specific minimum components of the study.
14. The City will assign review of the applicant's traffic study to one of the City's rotating list of consultants to review. All traffic impacts found to be significant shall be mitigated appropriately prior to staff's authorization of the site plan review by the City's Planning & Zoning Board.
15. The proposed landscaping plan shall be reviewed with the utility plan for conflicts with existing or proposed underground utilities, overhead electrical, cable, or telephone facilities, etc. and modified as necessary to result in the elimination of conflicts.
16. Please provide a lighting plan that provides proposed lighting levels (in foot candle units) for all site parking. This plan shall demonstrate compliance with the maximum permitted.

The applicant is advised that a foundation requiring dewatering of groundwater shall require an engineering permit prior to any off site discharge occurring

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: T. Kobayashi & C. March/
Flagler Junction

Case #: 130-R-02

Date: 10/22/02

Comments:

1. Flow test required.
2. Civil plans required
3. Show fire main, hydrants, DDC and FDC's.
4. 412 of the FBC applies to this project.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: T. Kobayashi & C. March/
Flagler Junction

Case #: 130-R-02

Date: 10/22/02

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: T. Kobayashi & C. March/
Flagler Junction

Case #: 130-R-02

Date: 10/22/02

Comments:

1. Provide the required landscape calculations for the parking structure as per Sec. 47-21.11 4. A.
2. Any planting in the 3rd Ave. R.O.W. requires approval from Broward County Engineering.
3. Provide a list of the existing trees and palms on site , their names and sizes. Indicate whether or not they are to remain, be relocated, or be removed. All Tree Preservation Ordinance requirements apply, including the provision for the protection of “existing, large, desirable trees” (if applicable).
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Overhead lines should be placed underground, if there are any.
5. Provide the “canopy spread” for those trees which would count for the required street trees. This would be 8’ spread for shade trees and 6’ spread for ornamental trees.
6. On the Landscape Plan label the areas that will be pavers on a sand base. This is necessary to verify that pervious area requirements for trees are met.

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Division: Planning

Member: Brenda Kelley
954-828-4531

Project Name: Charles March / Flagler Junction
721 NE 4 Avenue

Case #: 130-R-02

Date: 10/22/02

Project Description: The applicant proposes the construction of an 11-story, mixed-use structure with 130 du, parking structure, and approximately 37,932 SF of retail, office and multi-purpose use.

Zoning: RAC-UV

Future Land Use: Downtown Regional Activity Center

Comments:

27. Indicate uses and locations of adjacent structures within a minimum 100' radius on site plan, including but not limited to, footprints, rooflines, and heights.
28. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawings of the site and the surrounding adjacent area.
29. Address compatibility of an 11-story structure with adjacent 1-2 story structures.
30. Provide a minimum seven (7) foot wide public sidewalk along all public roadways.
31. Provide evidence of compliance with the following Sections:
 - a. 47-13.20(B)(1), (2) and (3)
 - b. 47-13.20(C)
 - c. 47-13.20(D)
 - d. 47-25.3 (point by point)
32. Floor plans are incomplete; doors and windows not shown.
33. Site Plan Level III approval required. Project subject to 30-day City Commission Request for Review.

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34. Conditional Use approval is required. Please provide information as to how the project may support requirements of the following Sections:
- a. 47-13.20(H)(I)
 - b. 47-18.21
 - c. 47-24.3
 - d. 47-25.3

Additional comments may be forthcoming.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: T. Kobayashi & C. March/
Flagler Junction

Case #: 130-R-02

Date: 10/22/02

Comments:

1. All glass doors/windows must comply with SFBC standards
2. Impact resistant should be used on all glass area.
3. Recommend an emergency enunciator strategically positioned in the parking garage.
4. What form of security will be utilized in the lobbies?
5. Recommend CCTV with recorder for lobby, elevator and areas where there is no nature surveillance.
6. HC parking is not designated on the 2nd floor of the parking garage.
7. Recommend some form of audible or visual aid in the stairwells along with a locator.
8. Recommend access cards for floor entry.

Please submit comments in writing prior to DRC sign off.

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SITE PLAN REVIEW AND COMMENT

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: T. Kobayashi & C. March/
Flagler Junction

Case #: 130-R-02

Date: 10/22/02

Comments:

1. Provide a text narrative outlining compliance with section 47-13.20.B(1-6) and 47-13.20.C.2(a-d) section by section.
2. Provide documentation of alley vacation.
3. Discuss stacking distance to security gates and loading zones.
4. Discuss provisions for a seven (7) foot sidewalk with the Planning representative.
5. Discuss location of handicap parking space in garage with applicant.
6. Dimension loading zones.
7. Clearly indicate setbacks on site plan and elevation plans.
8. Discuss location of trash room and trash truck pickup location with applicant.
9. Canopy shall not cantilever into the right-of-way a minimum of a five (5) foot setback is required.
10. A minimum of a three (3) foot setback is required for the decorative aluminum fence and piers pursuant to section 47-19.5.B.2.
11. Additional comments may be forthcoming at DRC meeting.